

ARTICLE #
(Two-thirds vote)

AMEND ZONING BYLAW –RESTAURANT SEATING

To see if the Town will vote to amend the Zoning Bylaw, Section 3 – TABLE OF PRINCIPAL USES by deleting footnote number (8) and replacing it with the following:

(8) “No Special Permit shall be required for a Restaurant with 65 seats or less.”

[Note – footnote (8) currently reads as follows: “No Special Permit shall be required for a Restaurant with 10 seats or less.”]

MOTION (if on consent)

Move that the Town adopt the zoning bylaw amendments as set forth in the Article.

SUMMARY

Currently the Zoning Bylaw allows restaurants with 10 or fewer seats by right. Restaurants with more require special permits. Since 2011, there have been 11 special permit requests from restaurants seeking more than 10 seats. All of these Special Permits were granted. The requests ranged from 18 to 200 seats, with an overall average of 67 seats. Based on this average, this article proposes to increase the by-right restaurant seat limit from 10 to 65. Under this rule, six of the previous 11 Special Permit requests would have been approved by right, leaving less than half the original amount to be granted by special permit. This change would reduce regulatory burden on applicants and allow for more effective allocation of Town resources. The passage of this amendment would further support the Key Implementation Strategies outlined in the Acton 2020 Comprehensive Plan, which detail Acton residents’ desire for increased dining options in vibrant community centers.

Direct inquiries to: Roland Bartl, AICP, Planning Director – (978) 929-6631
Selectman assigned:

Recommendations: **Board of Selectmen** **Finance Committee** **Planning Board**
